

**URGENT DECISION Ilfracombe Harbour and Victoria Pleasure Grounds -**  
demolition of vacant kiosks, road widening and archway improvements to the entrance to the pier, the reconstruction of the kiosks with the existing finials to Victoria Pleasure Ground

**Decision Maker:** Chief Executive

**Decision status:** Recommendations Approved

**Is Key decision?** No

**Is subject to call in?** No

**Purpose:**

The Planning consent for the proposed works expires in December 2022, in order to preserve the consent, a meaningful start needs to take place without delay. Phase 1 of the scheme involving the demolition of the existing kiosks needs to be undertaken whilst the boats are out of the harbour and use of this busy Pier Car Park is restricted to the public, which means the timeframe for this phase needs to be undertaken before the start of the main 2022 season.

Officers went out to tender on the project in December, but did not receive any tender returns. These timescales for the project are specific and those submitting comments on the portal, indicated that they were unable to work within the timescales required. The contractor, Grills Ltd, were unable to respond to the Tender advertised due to staff illness. Pressure on the construction industry locally due to staffing pressures and volume of work, has made projects such as this more expensive and less attractive to a construction market on which there is significant demand.

Grills Ltd are working with the Council on a number of other projects and, upon officer request, submitted a quotation for the works after the failed tender.

The Kiosk Project commenced some three (3) years and four (4) months ago with the purchase of bespoke kiosks for the old kiosk tenants, the commercial boat operators. Failure to get this final phase started will present reputational damage to the Harbour and Property Team, particularly with the old kiosk tenants who were requested to vacate them because they were at the end of their economic lives.

Should the works not proceed with immediate effect, we risk not meeting the planning deadline, which would require a new planning application and additional fees.

There are further implications if the old kiosk demolition doesn't go ahead this year. The original kiosk operators were served notice on the basis that the old kiosks are not fit for occupation and need to be demolished. Should this not go ahead in the planned timeframe, there may be issues with the payment of licence fees on the new kiosks.

**Decision:**

The officers are to award the contract for these works to Grills Limited.

**Alternative options considered:**

Consideration was given to going back out to run a further tender process, but based on the results of the first tender exercise this is unlikely to produce any changes in responses. Without appointing a contractor at this point we are at risk of failing to meet the planning deadline.

**Publication date:** 08/03/2022

**Date of decision:** 08/03/2022